

**Emerald Beach Villas Strata Corporation
KAS2543**

Guest Rules

Approved by Strata Council

All infractions are subject to fines

1. For purposes of these Guest Rules, the following words and phrases shall have the following meanings:
Owner shall mean a person(s) registered with the Strata Corporation as Owner of a residential unit in the complex.
Sponsoring Resident shall mean an Owner or tenant who is currently in possession of a residential unit in the complex, and who has invited a "guest" or guests on to the property.
Guests shall mean any person(s) who have been invited on the property by a Sponsoring Resident.
Common Facilities shall mean the pool, hot tub, recreation room, exercise room, beach and dock, basketball court, grass area in the center of the complex (courtyard).
2. A Sponsoring Resident must accompany guests at all times while guests are using the common facilities.
3. At no time are guests permitted to have pets on the property.
4. Guests must not be issued keys for the common facilities or gates.
5. At no time are guests to climb over or around fences or gates. Guests that are not arriving or departing in a car must be escorted to and from any security gates and the Sponsoring Resident is responsible to ensure the gate is locked after use.
6. No items such as bouncy castles, tents, umbrellas etc. may be displayed in a way that would obstruct another Strata lots view. All items must be removed from common property between the hours of 10pm – 8am.
7. Guests must not repair or refuel boats in the marina.

Owners will be assessed a \$50.00 fine for each infraction of the Guest Rules associated with their unit in the complex.

**Emerald Beach Villas Strata Corporation
KAS2543**

Pet Policy and Rules

Approved by Strata Council

All infractions are subject to fines

1. For purposes of the Pet Policy and Rules, the following words and phrases shall have the following meanings.

Owner shall mean a person(s) registered with the Strata Corporation as Owner of a residential unit in the complex.

Pet shall mean a dog or cat, which is the property and responsibility of an Owner.

Sponsoring Resident shall mean an Owner or tenant who is currently in possession of a residential unit in the complex, and who has invited a "guest" or guests onto the property.

Tenant shall mean a person(s) registered with the Strata Corporation that has a valid and Strata Corporation approved rental agreement which provides the right to rent and occupy the property of an Owner of a residential unit in the complex.

Guests shall mean any person(s) who have been invited on the property by a Sponsoring Resident.

Common Property shall mean the pool, hot tub, recreation room, exercise room, basketball court, grass area in the center of the complex (courtyard) beach and dock.
2. An Owner must not keep any pets on a Strata Lot other than one or more of the following:
 - (a) Up to 2 caged birds
 - (b) One dog or one cat.
3. Owners must ensure that all pets are leashed or otherwise secured when in permitted areas.
4. Pets are not allowed in the recreation room, common room, fitness room, pool area, all grass areas (including courtyard, beach frontage and plantings), beach and dock (except when traveling on beach to and from a boat).
5. Owners are responsible for their pets at all times, and in particular are responsible for:
 - (a) Taking pets off site for defecation or using only the perimeter of the property along the fence line on the South, East or West sides. Owners must pick up and dispose of all waste and excrement. Additionally, cleaning or repairing any affected surrounding area are the responsibility of the Owners.
 - (b) Ensuring that their pet does not interfere with the quiet enjoyment of the other Owners and their guests. Excessive noise will not be tolerated and subject to fines.
6. At no time are guests permitted to have pets on the property.
7. At no time are tenants permitted to have pets on the property.

Owners will be assessed a \$50.00 fine for each infraction of the Pet Policy and Rules associated with their unit in the complex.

**Strata Corporation KAS2543 Emerald
Beach Villas**

General Rules

Approved by Strata Council

All Violations are Subject to Fines

1. Rental

- (a) Owners are responsible for the conduct of their visitors, tenants and tenants' visitors. Owners will be required to pay any fines, and/or costs arising from any misbehavior by, or damage caused by visitors, tenants or tenants' visitors.
- (b) Owners must provide a copy of these Rules and the current Bylaws to all tenants.
- (c) Tenants are allowed a maximum of two visitors in recreational areas at any one time.

2. Pool/Hot Tub

- (a) The hours of operation for the pool and hot tub are from 9:00 a.m. until 11:00 p.m. daily and are subject to modification.
- (b) All persons using the pool and/or hot tub do so at their own risk.
- (c) All persons must use the pool shower before entering the pool or hot tub.
- (d) No furniture is to be removed from the pool area.
- (e) Children under 12 years must be accompanied by an adult (18 years of age or older) when using the pool.
- (f) Children under 14 years must be accompanied by an adult (18 years of age or older) when using the hot tub.
- (g) Children wearing diapers must have suitable leak proof diapers when in the pool or hot tub.
- (h) No playing with pool equipment.
- (i) No diving into the pool.
- (j) No running, playing ball or otherwise throwing of objects allowed in the pool area.
- (k) No glass of any kind allowed in pool area. A \$200.00 cleaning fee will be charged to the Strata account of those responsible for breaking glass objects in the pool and hot tub area.
- (l) No food allowed in the pool area.
- (m) Proper bathing suits must be worn in the pool and hot tub (i.e. no cut offs).
- (n) Air mattresses, floatation devices, beach balls, scuba and snorkeling equipment are not to be used in the pool area, except for simple goggles and facemasks. (Small floating or safety devices may also be used).

3. Recreation Room

- (a) Footwear must be worn inside the Recreation Room at all times.
- (b) Children under 14 must be accompanied by an adult (18 years of age or older) to use the pool table.
- (c) No food allowed in the Recreation Room.

4. Fitness Room

- (a) Children under 14 must be accompanied by an adult (18 years of age or older) to enter the Fitness Room.
- (b) Footwear must be worn at all times in the Fitness Room.

5. Pets

- (a) All pets must be on a leash while on any common property.
- (b) Pets are not allowed in the Recreation Room, Fitness Room, pool area, basketball court, nor on the grassed area in the center of the complex (courtyard).

6. Use of Property

- (a) Excessive noise before 7:00 a.m. or after 11:00 p.m. is not permitted within the complex.
- (b) No barbecues may be used on decks or patios other than propane, natural gas or electric varieties.
- (c) All barbecues when in use must be moved away from walls or railings.
- (d) Council must be provided with a duplicate key for each Strata Lot in case of emergency. Failing this, in the event of an emergency emanating from a Strata Lot whose occupant cannot be contacted, access for the protection of the common property or other Strata Lots, will be gained by force at the expense of the Owner.
- (e) No one shall dispose of any items other than toilet tissue in any toilet whether in common property or in a Strata Lot.
- (f) No mops or dusters of any kind shall be shaken, and nothing shall be thrown out of any window, door passage or other part of the Strata Lot or common property.
- (g) Household refuse and garbage shall be packed in heavy duty plastic bags, properly tied or taped closed, and placed in the garbage container.
- (h) Any material other than ordinary household refuse or garbage shall be removed by the Owner or tenant of the Strata Lot.
- (i) All cardboard boxes must be collapsed before placing them in the cardboard recycling bin.
- (j) No antenna, satellite dish or similar appurtenances shall be erected or fastened to the exterior of any Strata Lot or any common property without the express written permission of the Strata Council.
- (k) No laundry, clothing, bedding or other articles shall be hung or displayed from windows, balconies, or other parts of the building so that they are visible from the outside of the building.
- (l) An Owner shall indemnify and save harmless the Strata Corporation from any expense for maintenance, repair or replacement to the common property or to any Strata Lot rendered necessary by his act, neglect or carelessness or by that of any member of his family or his or their visitors, servants, agents or tenants.
- (m) Owners must ensure that water valves are turned off if their Strata Lot is vacant for more than seven consecutive days.
- (n) Fireworks are not allowed, at any time, anywhere on the property or docks.
- (o) All Owners and tenants are responsible for the security of the complex and no Owner, tenant or visitor shall provide entry to the complex to any individual who is not known to them.

- (p) No bicycles are allowed in the central grassed area (courtyard).
- (q) No bicycles are to be stored on balconies or in the passageway or against walls where they can damage the stucco or impede pedestrian traffic.
- (r) No skateboards (shortboards or longboards) may be ridden within the Emerald Beach complex including all common areas.
- (s) Only bicycles with a wheel size of 19 inches or smaller are permitted to be ridden on the sidewalks within the complex. Bicycles with a wheel size of 20 inches or more are not allowed to be ridden on the sidewalks within the complex.
- (t) There is no smoking allowed within a strata lot, on limited property or common property. The term "smoking" includes, but is not limited to, the burning, combusting and/or vaporizing of: Tobacco, any drugs including, but not limited to, marijuana, crack cocaine, hashish, methamphetamines and heroin; E-liquids or other substances used in vaporizers, electronic-cigarettes or similar appliances which allow for the inhalation of vapour of atomized liquid or substances.
- (u) All personal property, including but not limited to toys, BBQ's, blankets, towels and chairs must be removed from the grassed common areas between the hours of 11:00 p.m. and 8:00 a.m. each day. Full cooperation with the rule is vital to the appearance and care of the grounds. On days in which the lawn care is scheduled, all owners are required to leave grass areas unobstructed until 12:00 noon to permit access. The lawn care schedule will be communicated in the spring.
- (v) No flags, banners or signs including "For Sale" or "For Rent" signs shall be posted other than in an area designated for this purpose by the Strata Council.

7. Vehicles

- (a) Residents, Guests and Visitors are prohibited from performing any servicing or repairs of motor vehicles or boats on Emerald Beach Villas common property.
- (b) No vehicles with a rating in excess of 1 ton shall be parked on the premises without written permission of the Strata Council, except in the course of delivery to or removal from the complex.
- (c) No recreational vehicles, boats or trailers of any kind may be stored, or parked on any part of the common property or any parking facility thereon.

All vehicles in outside parking areas must be licensed and have appropriate insurance.
- (d) A maximum speed of 10 kph shall be observed by all persons operating a motor vehicle anywhere in the complex.
- (e) Vehicles with studded tires are prohibited from the complex.
- (f)
- (g) Due to the strict fire code that required fire engine access to the complex, parking is limited to the garages and designated parking stalls only.

**Seasonal Personal Watercraft (PWC) Parking
Emerald Beach Villas**

- PWC (Jet Skis, 1, 2 or 3 man seadoos or equivalent). Does not include boats, small boats, small sea doo boats, etc.
- PWC Owners are responsible for nice, neat, organized parking
- One tie ring fastened to the dock per PWC stall for security lock up supplied by Emerald Beach Villas
- Cement blocks with tie ring in water for cross tying supplied by Emerald Beach Villas
- Matching cross tie straps supplied per stall by Emerald Beach Villas
- Each stall has a designation by letter
- PWC Owners that want their machines on a lift will only be able to use a Shore Master PWC lift. This format will keep a uniformed consistent look that has already been started by other Owners. All PWCs on lifts will be grouped together, PWC in water, will be grouped together.
- PWC stalls are for Emerald Beach Villas Owners
- Allocation will be on first come, first serve basis
- All revenues go to the Emerald Beach Villas Strata
- Each PWC Owner will be invoiced by KCS in spring of each year for payment by May 30th, for the year to which it applies.

Contact for stall reservations

Associa BC – Kelowna Office

**215-1511 Sutherland Avenue Kelowna,
BC V1Y 5Y7**

250-860-5445

Rachel Parker rachel.parker@associa.ca

EMERALD BEACH VILLAS DOCK USE POLICY

The dock or Marina, at Emerald Beach Villas, is for the benefit and use of the owners and their guests, as such is governed by the rules of the Strata Corporation.

The dock is licensed by the Province of British Columbia and the Federal Government. Under the terms of our license we are expected to maintain "Best Marine Practices in and around the Marina. Day slips as well as permanent slips are for the sole use of owners and their guests. It is up to Owners and guest to ensure that boats do not stay overnight in the DAY spots and that they adhere to the rules outlined below. Failure to adhere to these rules will result in fines and possibly the removal of the boat.

The Best Marine Practices include but are not limited to:

Protection of the Marine Environment

1. We must not permit any deleterious material to enter the marine environment.
2. When operating a vessel in shallow water, care should be taken to minimize prop wash, as to not disturb the lake bottom
3. PWCs should be walked out to deeper water before starting
4. When re-fueling in the marina it is the responsibility of the owner to clean up any spills that may occur.

Safety of the Dock and Marina

1. Vessels operating within the Marina and approaches, should proceed slowly
2. Vessels are to watch out for swimmers and other vessels and adhere to swim buoys
3. The dock is to kept clean and free of tripping hazards at all times
4. Young children, under the age of 12, must be under the supervision and responsibility of an adult at all times. It is recommended that young children, that cannot swim, be wearing a PFD at all times when on the dock
5. NO running is permitted on the docks
6. Please maintain that all cords, hoses are unplugged and coiled when not in use
7. All electrical cords must be without breaks in insulation

Security and Integrity of the Dock and Marina

1. Security of the environment, security of our dock, security of vessels and security of your fellow owners and guests requires that the use and integrity of the gate be respected
2. Owners are required to carry their own insurance as Emerald Beach Villas is not responsible for any lost or stolen items. Owners are encouraged to remove all valuables from their boats.
3. Boat lifts are to be approved by the Strata Board prior to installation and must be free standing and no wider than your slip permits.
4. No canopies or anything that may obstruct the views of anyone at Emerald Beach Villas are allowed to be erected in or on your slip.